



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ11-00049 (Related PZCR11-00003)
Application Type: Rezoning
CPC Hearing Date: November 17, 2011
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: North of Marcus Uribe Drive and East of Martin King Jr. Drive
Legal Description: All of North Hills Unit Eight, City of El Paso, El Paso County, Texas
Acreage: 57.958 acres
Rep District: 4
Zoning: R-5/sc/c (Residential/ special contract/condition)
Existing Use: Single-family dwellings
Request: From R-5/sc/c (Residential/special contract/condition) to R-MU (Residential Mixed Use)
Proposed Use: Residential mixed use

Property Owner: North Hills Housing I, LP
Applicant: North Hills Housing I, LP
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: R-3A/sc (Residential/special contract) / Single-family dwellings
South: R-3A/sc (Residential/special contract) / Single-family dwellings and A-O/sc (Apartment/Office/special contract) / Elementary School
East: R-F (Ranch and Farm) / Electric right-of-way
West: R-3A/sc (Residential/special contract) / Single-family dwellings

Plan for El Paso Designation: Residential (Northeast Planning Area)
NEAREST PARK: City Park (294 feet)
NEAREST SCHOOL: Dr. Nixon Elementary (directly to the south)

NEIGHBORHOOD ASSOCIATIONS

North Hills Neighborhood Pride Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on November 1, 2011. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-5/sc/c (Residential/special contract/condition) to R-MU (Residential Mixed Use). The Master Zoning Plan shows a mixed use development of 300 single-family dwelling units, including a mix of retail commercial, laundry, daycare, community recreation center, office buildings, and two existing private parks. A summary of the Master Zoning Plan is attached (attachment 4, page 7-13). The proposed use is for residential mixed use with neighborhood service for military families. The primary access is from Marcus Uribe Drive. The proposed development incorporates many smart growth principles such as a walkable mixed use community. This rezoning request is associated with zoning condition release case PZCR11-00003.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-5/sc/c (Residential/special contract/condition) to R-MU (Residential Mixed Use) and the Master Zoning Plan as it complies with requirements of 20.04.200. The recommendation is based on the compatibility with the comprehensive plan and surrounding development in the area. This development complies with the purpose, principles and guidelines of the R-MU District, and furthers the City Council direction to promote smart growth.

The Plan for El Paso-City-Wide Land Use Goals

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- b. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.
- c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.
- d. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.

The purpose of the R-MU (Residential Mixed Use) district to accommodate, encourage and promote innovatively designed developments involving neighborhood-serving residential and commercial land uses, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for developments that are intended by their size and nature of operation to provide service to a neighborhood. It is intended that the district regulations permit uses that are compatible with the residential areas that the uses serve, and allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for rezoning and offered no objections to Planning Staff's recommendation for **approval**.

Engineering & Construction Management Services Department – Plan Review

No comments received.

Engineering & Construction Management Service Department - Land Development

- Land development has no objections.
- Engineering Civil plans are required for grading and drainage issues.*
- Grading Permit is required.*

* This requirement will be applied at the time of development.

Department of Transportation

1. Transportation recommends against the use of residentially designed street (Loma Del Rey) providing access to the proposed commercial development adjacent to Marcus Uribe Drive.
2. Coordination with EPWU for any proposed connections to Martin Luther King, Jr. from the proposed commercial development as there is an existing drainage structure located between the subject property and Martin Luther King, Jr.
3. Coordinate the proposed traffic calming (bulbouts) with the Department of Transportation at time of construction.
4. Provide details of the proposed offset angled parking proposed within the rights-of-way.
5. Typical handicap parking spaces do not comply with Section 20.14.020 (Design and Construction) of the El Paso City Code.

6. Approval from El Paso Electric Company to connect the proposed pedestrian rights-of-way with the El Paso Electric right-of-way.

Notes:

1. Access to Martin Luther King, Jr. shall be coordinated with TXDOT.
2. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in accordance with the current City of El Paso Design Standards for Construction and shall be ADA/TAS compliant.

The above requirement will be applied at the time of development.

Fire Department

Subject to Fire Code Compliance of all buildings constructed.

Park Department

We do not object to this rezoning.

EPWU

We have reviewed the rezoning referenced above and provide the following comments:

1. EPWU does not object to this request.

EPWU-PSB Comments

Water

2. There are existing water mains that extend along the public rights-of-way within the subject property.
3. EPWU records indicate active water meters serving each residence within the subject property.

Sanitary Sewer:

4. There are existing sanitary sewer mains that extend along the public rights-of-way within the subject property.

General:

5. Application for new water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application

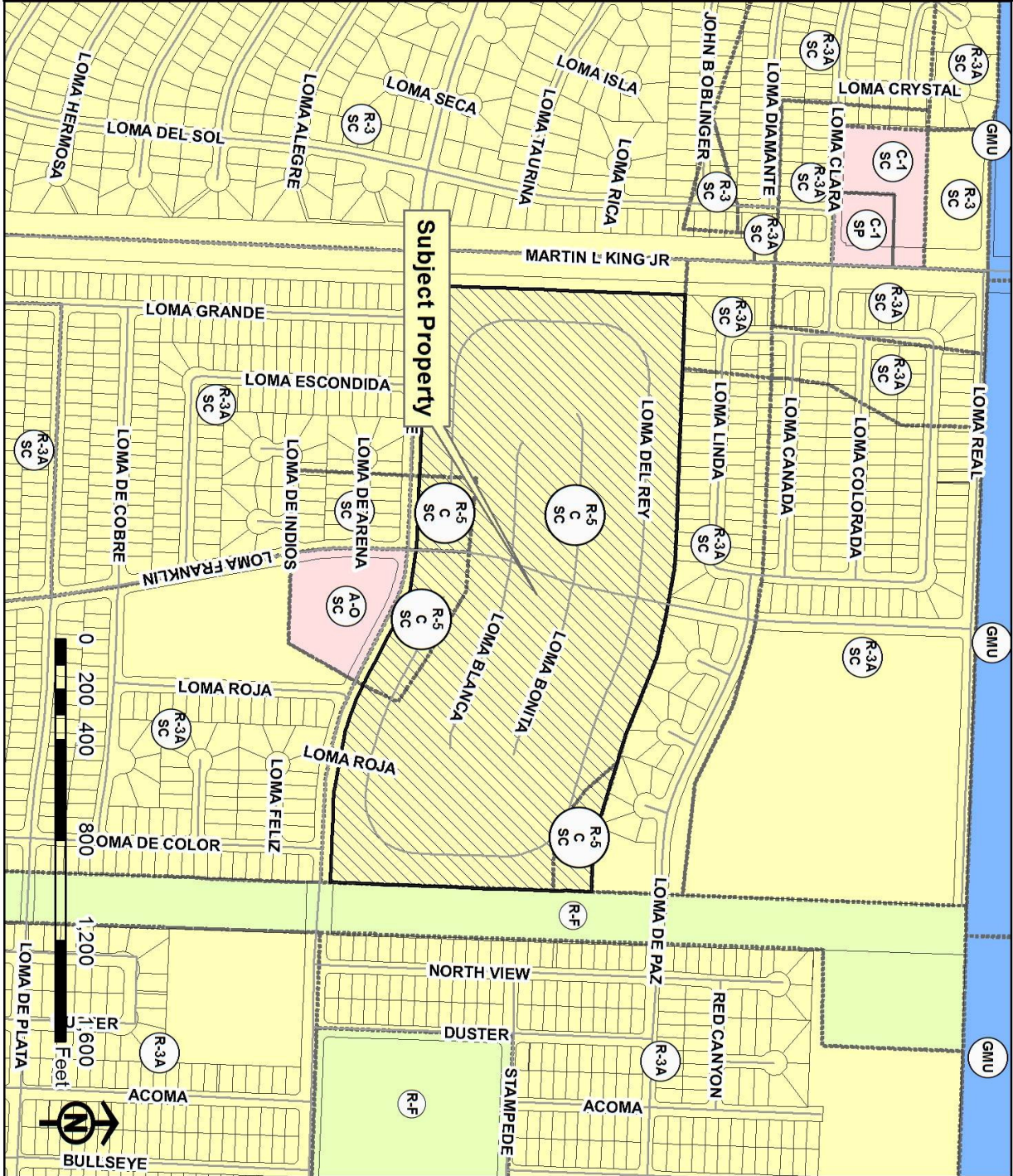
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

1. Zoning Map
2. Aerial Map
3. Master Zoning Plan Map
4. Master Zoning Plan Report

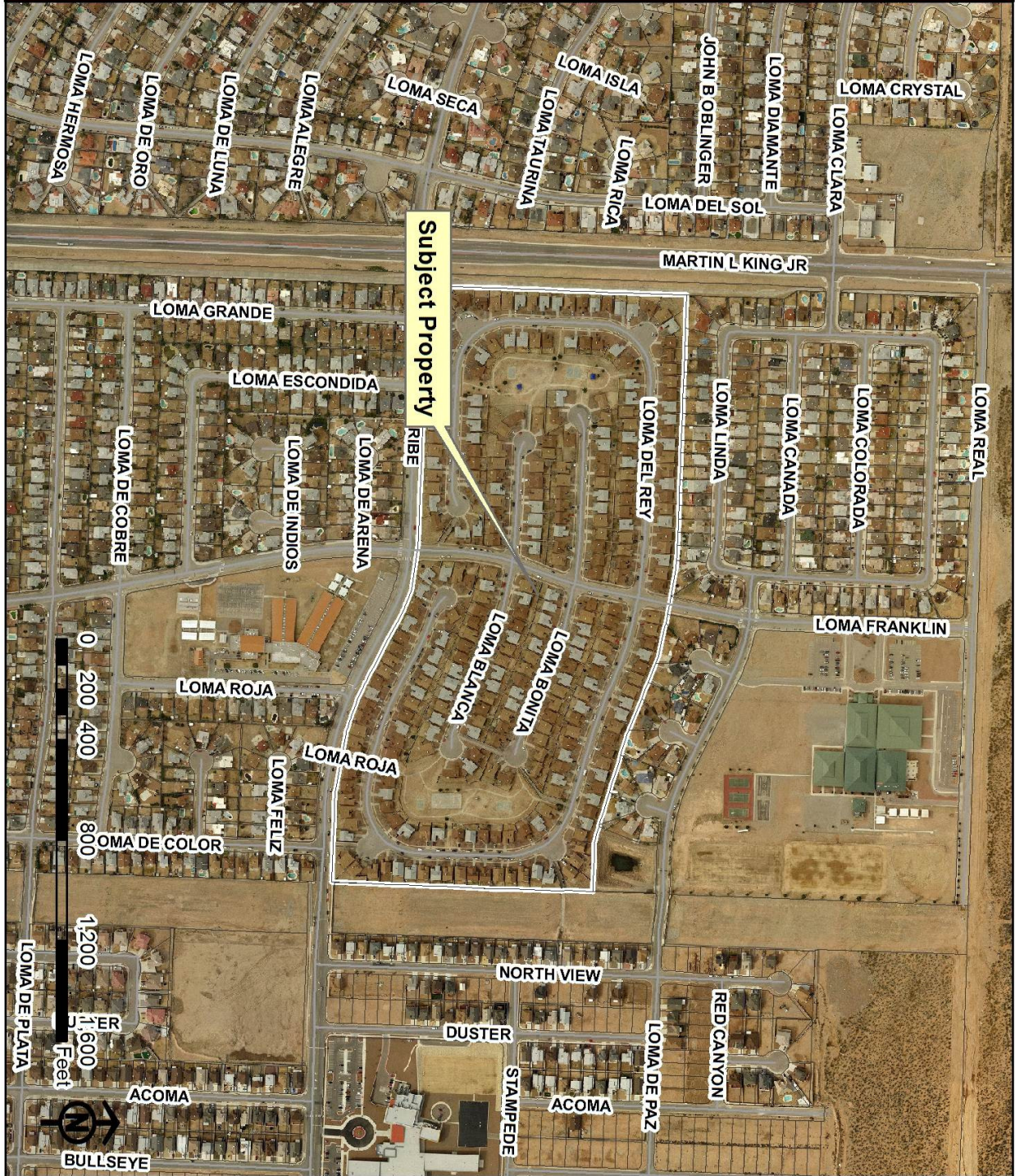
ATTACHMENT 1: ZONING MAP

PZRZ11-00049

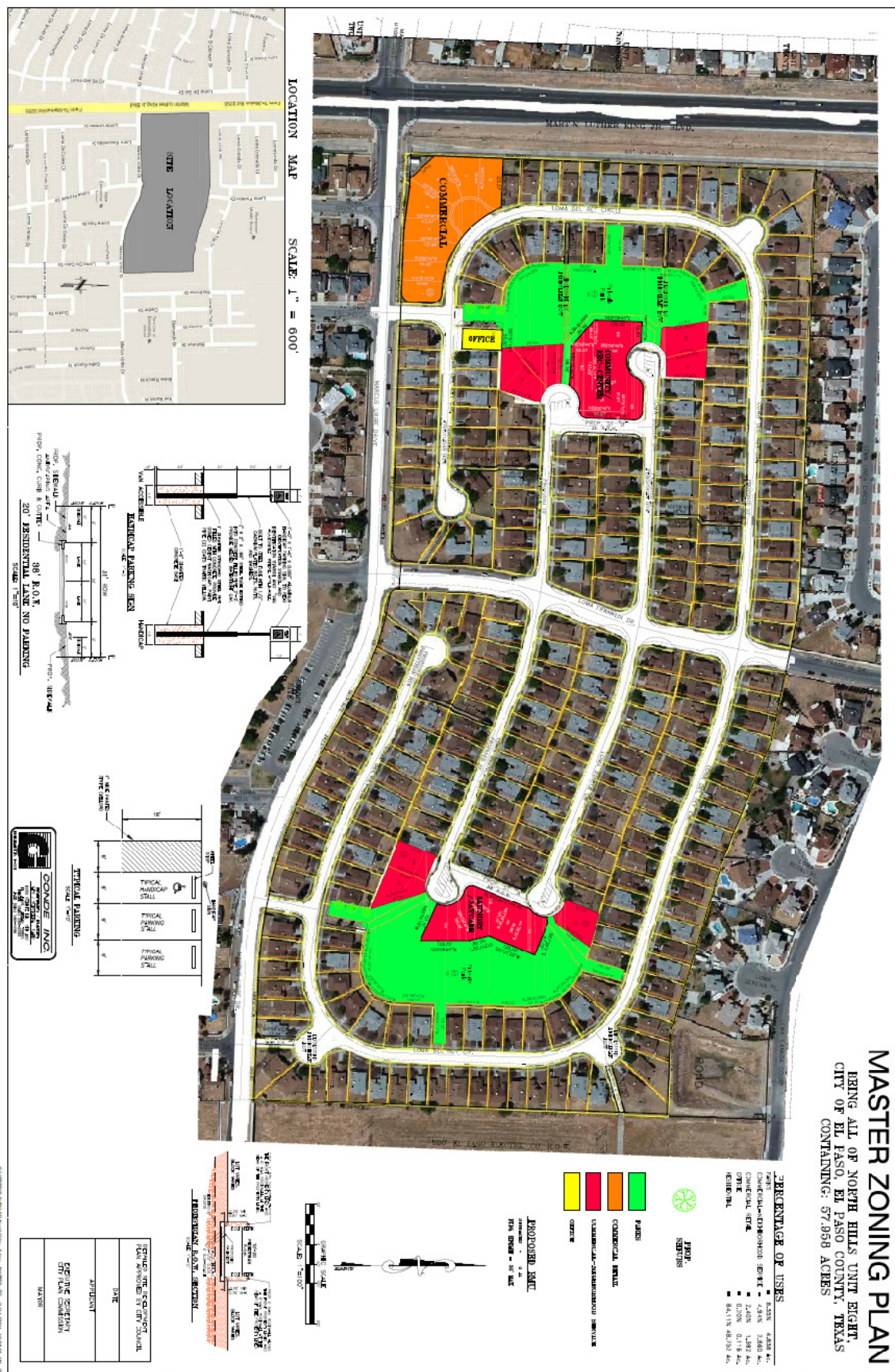


ATTACHMENT 2: AERIAL MAP

PZRZ11-00049



PZRZ11-00049



ATTACHMENT 4: MASTER ZONING PLAN REPORT

NORTH HILLS UNIT 8 MASTER ZONING PLANJuly 2011

MASTER ZONING PLAN

North Hills Unit 8 Master Zoning Plan for a Residential Mixed Use District

SECTION I

PURPOSE AND INTENT-

The purpose of this Master Zoning Plan is to provide detail on the compatibility between land use and structures within and adjacent to this district. The district is intended to provide a unified community as described within the City of El Paso Comprehensive Plan and Smart Growth Objectives as follows:

- To accommodate, encourage and promote innovatively designed development involving a mix of Residential, recreational and neighborhood commercial uses that are within walking distance.
- To permit a mix of residential, recreational and neighborhood commercial uses that are compatible to the existing neighborhoods abutting this district.

OBJECTIVE

The objective of this Master Zoning Plan district is to allow for a mix of residential uses that meets the objectives of the RMU within Title20, Section 20.06.020.D.9. **This district will accommodate, encourage and promote an innovatively designed mix of single family residential, neighborhood commercial and common open space/recreational uses.**

SECTION II

CHARACTERISTICS AND COMPONENTS OF THIS DISTRICT

1. General Design Principles as per Title 20.10.360G are design principles to serve as guidelines that are met by this district.
 - a. Development Perspective:
 - (1).The natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas. **This district will remain as an existing single family neighborhood; however, this district will now contain a mix of neighborhood commercial services as well as additional recreational facilities.**
 - (2).That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods. **This district will be redeveloped to provide a mix of uses that will be compatible to the existing neighborhoods.**
 - (7). That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these

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areas allow for connectivity outside of the development where feasible. **This district will provide additional recreational facilities while maintaining the current recreational facilities that are a focal point for this district.**

(9). That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged. **This district will provide additional recreational and neighborhood commercial uses that will be the focal point of the district.**

(10). That neighborhoods be compact, pedestrian –friendly, and mixed use. **This district will maintain the existing single family residential uses while providing additional recreational uses and neighborhood commercial uses that provide a compact, pedestrian-friendly, mixed use district.**

(11). That the ordinary activity of daily living occurs within walking distance of most dwellings. **This district will contain recreational and neighborhood commercial uses that will provide ordinary day-to-day activities within walking distance of the residents.**

(12). That interconnected network of streets be designed to disperse and reduce the length of vehicle trips. **This district will not only maintain the current short-block streets, but will also provide additional vehicular and pedestrian connectivity.**

(13). That within the neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes. **This district will continue to provide housing solely for the military families that will accommodate people of diverse ages and incomes.**

(15). That civic, institutional and commercial activity be embedded, and not isolated, in the development. **This district will not only maintain the existing recreational facilities embedded in the community, but will also provide additional recreational facilities and neighborhood commercial uses that are not isolated.**

(16). That a range of open space including parks, squares, and playgrounds be distributed within the development. **This district will maintain the existing recreational facilities, but will also provide additional recreational facilities that are the focal points of the district.**

(17). That a development have sufficient size to accommodate the mixed-use concentration of uses. **This district is currently a single family residential neighborhood that has two (2) recreational parks. This district will provide additional recreational facilities along with neighborhood commercial uses.**

b. Building Perspective:

(1). That buildings and landscaping contribute to the physical definition of streets and civic places.

(2). That the design of streets and buildings reinforce safe environments. **This district will maintain the current single family residential units and recreational facilities while providing additional recreational facilities and neighborhood commercial uses and improved vehicular and pedestrian-friendly streets.**

(4). That public gathering spaces be provided in locations that reinforce community identity. **This district will maintain the existing centrally located recreational facilities**

while providing additional recreational facilities as well as neighborhood commercial uses that will be the focal points for the district.

(6). That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment. **This district will provide additional recreational facilities as well as neighborhood commercial uses that will be located parallel to the frontage line.**

2. General Design Elements as per Title 20.10.360G are design elements to serve as guidelines that are met by this District.
 - a. Neighborhoods limited in size and orientated toward pedestrian activity.
 - b. A variety of housing types, jobs, shopping, services, and public facilities.
 - c. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
 - d. A network of interconnecting streets and blocks that maintain respect for the natural landscape.
 - e. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
 - f. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit, and automotive vehicles.
 - g. Well- configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
 - h. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
 - i. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character, and landscaping to establish a livable and harmonious environment.

This district contains all the above General Design characteristics by providing a mix of residential, recreational and neighborhood commercial uses within a pedestrian-friendly neighborhood.
3. Architectural objectives as per Title 20.10.360G
 - a. Architectural compatibility
 - b. Human scale design
 - c. Integration of uses
 - d. Encouragement of pedestrian activity
 - e. Buildings that relate to and are orientated toward the street and surrounding buildings
 - f. Residential scale buildings in any mixed residential area
 - g. Buildings that contain special architectural features to signify entrances to the mixed-use development, and
 - h. Buildings that focus activity on neighborhood open space, square or plaza.
 - i. **This district contains all the above Architectural characteristics by providing a mix of residential, recreational and neighborhood commercial uses within a pedestrian-friendly neighborhood.**
4. Roadway designs as per Title 20.10.360G – **this District will not only maintain the current short block roadway design, but will also provide additional vehicular and pedestrian connectivity.**

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5. Parking – off-street parking within the district is provided for the residents of the district by way of single car garages, 1 car driveway storage, on-street parking and clustered parking areas as well.
6. Setbacks – this district will have zero (0) setbacks.
7. Density – this district will contain a maximum FAR of .75:1
8. Landscaping – this district will contain landscaping that will meet and exceed requirements per Title 18 (Building and Construction) of the El Paso City Code.
9. Sub districts – this district will not have any sub districts.

SECTION III

PHASING

The District's residential units, streets, parks and playgrounds are existing. The development of the Civic and office uses within the districts first phase of redevelopment will be completed within a 1 year timeframe. The second and final phase of the district is the development of the neighborhood commercial uses that will be completed within 2 years.

SECTION IV

RELATIONSHIP TO THE PLAN FOR EL PASO

The Plan for El Paso states the Goals and Policies that define the form and function of the City. This Master Zoning Plan is in accordance with the goals and policies as per the following points:

A. City-Wide Land Use Goals and Policies:

1. Goal: Develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.

Policy: Develop land use patterns that protect neighborhoods while supporting the economic viability of the City.

Action: Maintain development standards that protect residential neighborhoods from uses that increase traffic, noise, reduce privacy, and adversely affect the health, safety and welfare of residents.

This district will meet the Goal, Policy and Action stated above by providing a mix of uses that will enhance the existing neighborhoods.

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B. Residential Land Use Goals and Policies:

1. Goal: Provide a wide range of housing types that respond to the needs of all economic segments of the community.

Policy: Encourage innovative home design and development to promote housing opportunities

Action: Provide adequate open space, either in private yards or common areas, in all residential developments

2. Goal: Protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.

Action: Employ development standards to protect residential environments.

This district will meet the Goals stated above by providing a mix of neighborhood uses in order to provide the mix of military families a more walkable, pedestrian-friendly neighborhood.

C. Neighborhoods Land Use Goals and Policies:

1. Preserve, protect, and enhance the integrity, economic vitality and livability of the City's neighborhoods.

Action: Encourage neighborhood amenities that include places for interaction among residents such as parks, community centers, schools, commercial areas, churches, and other gathering points throughout the City.

This district will meet the Goal and Action stated above by providing a mix of land uses that will be a more sustainable neighborhood.

NORTH HILLS UNIT 8

GENERAL DATA REQUIRED

FOR THE MIXED USE DISTRICT

| | Land Use Type | Minimum Lot Area | LOT COVERAGE | | Minimum Lot Width | Minimum Lot Depth | Lot | MAX BLDG HEIGHT (1) | |
|--------------|--|------------------|--------------|---------|-------------------|-------------------|-----|-----------------------|---------------------|
| | | | Minimum | Maximum | | | | Primary Structure | Accessory Structure |
| 3.0 | Education, institutional & social | | | | | | | | |
| | Art Gallery | 2,500sqft | n/a | n/a | 25' | 100' | | 30' | 30' |
| | Child Care Facility, Type 6 | 3,600sqft | n/a | n/a | 40' | 90' | | 30' | 30' |
| | Community Recreation facility | 3,600sqft | n/a | n/a | 40' | 90' | | 35' | 35' |
| 4.0 | Office & research services | | | | | | | | |
| | Office, administrative & manager's | 1,500sqft | n/a | n/a | 25' | 60' | | 30' | 30' |
| | Office, Business | 1,500sqft | n/a | n/a | 25' | 60' | | 30' | 30' |
| | School, arts and crafts | 1,500sqft | n/a | n/a | 25' | 60' | | 30' | 30' |
| 9.0 | Parking & Loading | | | | | | | | |
| | Garage or lot parking (private) | n/a | n/a | n/a | n/a | n/a | | n/a | n/a |
| 10.0 | Personal services | | | | | | | | |
| | Barber shop | 1,500sqft | n/a | n/a | 25' | 60' | | 30' | 30' |
| | Beauty salon | 1,500sqft | n/a | n/a | 25' | 60' | | 30' | 30' |
| | Laundromat, laundry (<5,000sqft) | 3,600sqft | n/a | n/a | 40' | 90' | | 30' | 30' |
| 11.00 | Recreation, amusement & ent. | | | | | | | | |
| | Athletic facility (indoor) | n/a | n/a | n/a | n/a | n/a | | n/a | n/a |
| | Community Recreation facility | n/a | n/a | n/a | n/a | n/a | | n/a | n/a |
| | Exercise facility (indoor) | n/a | n/a | n/a | n/a | n/a | | n/a | n/a |
| | Open Space | n/a | n/a | n/a | n/a | n/a | | n/a | n/a |
| | Park/Playground | n/a | n/a | n/a | n/a | n/a | | n/a | n/a |
| | Swimming pool (commercial) | n/a | n/a | n/a | n/a | n/a | | n/a | n/a |
| | Tennis club, outdoor | n/a | n/a | n/a | n/a | n/a | | n/a | n/a |
| 13.00 | Residential | | | | | | | | |
| | Apartments | 6,000sqft | n/a | n/a | 60' | 100' | | 35' | 35' |
| | Domestic Garden, tool and play house | 1,500sqft | n/a | n/a | 25' | 60' | | 30' | 30' |
| | Domestic Storage | n/a | n/a | n/a | n/a | n/a | | 35' | 35' |
| | Duplex (two-family dwelling) | 3,600sqft | n/a | n/a | 40' | 90' | | 30' | 30' |
| | Family Home | 1,500sqft | n/a | n/a | 25' | 60' | | 30' | 30' |
| | Guest, employee quarters | 1,500sqft | n/a | n/a | 25' | 60' | | 30' | 30' |
| | Home Occupation Use | n/a | n/a | n/a | n/a | n/a | | 30' | 30' |
| | Laundry room | n/a | n/a | n/a | n/a | n/a | | 30' | 30' |
| | Quadraplex | 5,400sqft | n/a | n/a | 60' | 90' | | 30' | 30' |
| | Single family (attaced/detached) | 1,500sqft | n/a | n/a | 25' | 60' | | 30' | 30' |

| | Land Use Type | Minimum Lot Area | LOT COVERAGE | | Minimum Lot Width | Minimum Lot Depth | MAX BLDG HEIGHT (1) | |
|-------------|--------------------------------------|------------------|--------------|---------|-------------------|-------------------|----------------------|---------------------|
| | | | Minimum | Maximum | | | Primary Structure | Accessory Structure |
| cont. | | | | | | | | |
| | Swimming pool, game court) | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| | Triplex | 4,500sqft | n/a | n/a | 50' | 90' | 30' | 30' |
| 14.0 | Sales, retail & wholesale | | | | | | | |
| | Bakery | 2,000sqft | n/a | n/a | 25' | 80' | 30' | 30' |
| | Book store | 2,000sqft | n/a | n/a | 25' | 80' | 30' | 30' |
| | Convenience store | 2,000sqft | n/a | n/a | 25' | 80' | 30' | 30' |
| | Delicatessen | 2,000sqft | n/a | n/a | 25' | 80' | 30' | 30' |
| | Flower Shop | 2,000sqft | n/a | n/a | 25' | 80' | 30' | 30' |
| | Grocery | 2,000sqft | n/a | n/a | 25' | 80' | 30' | 30' |
| | Ice cream parlor | 2,000sqft | n/a | n/a | 25' | 80' | 30' | 30' |
| | Other retail (low volume) | 2,000sqft | n/a | n/a | 25' | 80' | 30' | 30' |
| | | | | | | | | |
| | | | | | | | | |